



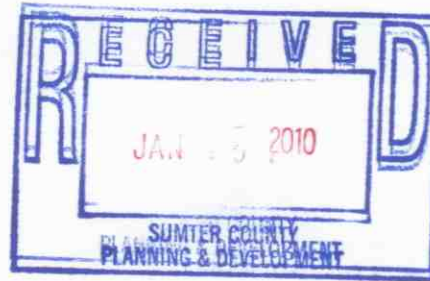
# Wicks

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January 14, 2010

Ms. Aimee Webb, Development Coordinator  
Sumter County Planning and Development  
209 N. Florida Street, Ste 5  
Bushnell, FL 33513-6146

RE: Free Flight Airport  
Site Plan Review – 1st Submittal

Dear Ms. Webb:

We have received the DRC's review comments dated October 14, 2009 for the referenced project. Please find below our response which corresponds to each of the numerical comments.

**FIRE SERVICES – Brad Burris:**

*This project was discussed with the property owner some time ago. During that discussion the development that was described was not as extensive as what has been submitted. A utilities plan that indicates the location of fire hydrants will be required. A minimum of three fire hydrants will be needed; one near the FBO location, one at the northern end of the development and one near the entrance to the development.*

**RESPONSE:** See revised plans showing a fire holding tank and the requested fire hydrants along with new details for the system and calculations.

**ENVIRONMENTAL HEALTH – Rolland Shrewsbury**

1. *Free Flight Airport; On the main site plan, existing conditions state that sewage disposal is by DOH and water is by DEP. The site utilities statement indicates that water and sewer are to be provided by City of Wildwood and below in permits required notation it states that water and sewer permits will be by Department of Health. Please clarify.*

**RESPONSE:** See revised notes stating DOH as permit agency for water and sewer. Existing site has permitted well and septic. These will be updated and permitted through Department of Health.

**DIVISION OF PLANNING & DEVELOPMENT – Aimee Webb, Development Coordinator**

1. *Are the plans preliminary or preliminary/engineering? The cover page is labeled as engineering; however, the subsequent pages are labeled as preliminary.*

**RESPONSE:** Preliminary has been removed. This is engineering review.

2. *Is the location of the project considered Wildwood or Coleman? If Coleman, please correct the cover sheet.*

**RESPONSE:** The project is mainly in Sumter County's jurisdiction with one acre in City of Wildwood.

3. *Provide the correct surrounding land uses to the north, south, and east? "Not agricultural" is not a designated land use.*

**RESPONSE:** See revised surrounding land uses.

4. *Provide zonings of the abutting properties.*

**RESPONSE:** See surrounding zoning added to sheet 4.

5. *Provide land use of subject property.*

**RESPONSE:** Included on sheet 4.

6. *Please clarify who will provide the water and sewer. The permits required data references a permit for water and sewer will be obtained from the Dept. of Health; however, the City of Wildwood is listed as the utility provider.*

**RESPONSE:** Department of Health (DOH) limited use commercial well and DOH septic.

7. *Provide the square footage and/or dimensions of the FBO.*

**RESPONSE:** The plan is to provide a 2000 sf office area for the FBO.

8. *Include the parking calculations for the FBO on the plans.*

**RESPONSE:** Per table 13-561B with use of warehouse office 5 spaces allocated.

9. *Label the grass airstrip as proposed or existing.*

**RESPONSE:** Labeled as existing.

10. *Provide the POB on the plans and make all property dimensions legible.*

**RESPONSE:** The POB has been included on site plan. Survey has been added to the set of plans. Property dimensions have been added to the geometry plan.

11. *Provide a typical parking space diagram.*

**RESPONSE:** See sheet 9.

12. *Provide the drainage calculations.*

**RESPONSE:** Revised Drainage Calculations are included.

13. *The 10' concrete apron appears to be located outside the proposed project boundaries according to the legal description.*

**RESPONSE:** Apron is in project boundaries since we have included Parcel 051.

14. *Sumter County cannot approve any development within the City of Coleman. Please remove the area within the city from the plans.*

**RESPONSE:** No property is in City of Coleman.

15. *The Memorandum of Agreement must be amended to reflect a correct legal description and proposed development plan.*

**RESPONSE:** Acknowledged. The Owner to work with County on the revisions.

16. *Note: Lots must be platted to be sold individually.*

**RESPONSE:** Per discussion, platting will not be required.

**PUBLIC WORKS DEPT. – Bill Stevens, Jr., Asst. PW Director Planning, Engineering & Environ. Projects**

1. *No traffic control information is show on the plans provided for the connection to CR 519. The Engineer of Record (EOR) needs to address how this intersection will operate. We feel there is a better intersection configuration; the EOR may wish to consider a "tee" intersection. Also no cross sectional information is shown for the proposed driveway.*

**RESPONSE:** Pavement typical section is found on sheet 5. Please see revised intersection design.

2. *Driveway radius should 25' ingress and 35' for egress.*

**RESPONSE:** See revised intersection.

3. *A commercial driveway permit will be required form the PWD.*

**RESPONSE:** Acknowledged. See attached County Driveway permit.

**ENGINEER CONSULTANT – Volkert & Associates – Gerald Dabkowski**

1. *The proposed stormwater retention/detention plan appears to meet the minimum accepted design standards. However, storm tabs were not provided to review.*

**RESPONSE:** Closed basin design holds the 100 yr storm within the top of banks of both ponds. The top of bank is lower than the lowest pavement grades, therefore no flooding during 100 yr storm. For pipe hydraulics a 10 yr storm would be used and the stages are less than the 100 yr storm, so there will be no flooding in the design storm, therefore storm tabs not necessary.

2. *Ensure that permanent erosion and sediment controls are installed during construction to mitigate any impacts to adjacent properties and water resources.*

**RESPONSE:** Silt fencing and permanent stormwater features such as ponds, discharge structures and spreader swales shall be constructed first to mitigate any possible discharge to wetlands or off-site.

3. *Is security fencing or security gate required for access to this area ( FAA )*

**RESPONSE:** No.

4. *Are all FAA, FDOT airport requirements approved.*

**RESPONSE:** Exempt form FAA and FDOT requirements.

5. *Does fuel area meet FAA, FDOT, County requirements ?*

**RESPONSE:** Exempt from FAA requirements, will comply with County requirements.

6. Overall, preliminary engineering plans appear to be consistent with County engineering needs.

**RESPONSE:** Noted.

It is hoped that this response addresses all of the review comments. Please contact our office if there are additional questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Hayes", is written over a horizontal line.

Dan Hayes, P.E.

DH:kh

Enclosures

xc: Frank Arenas

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